

**Town of Auburn, Massachusetts  
Minutes of the Meeting  
Zoning Board of Appeals  
Auburn Town Hall Selectmen's Meeting Room  
March 21, 2019 – 7:00p.m**

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**Members Present:** Robert Tatro, Chairperson, Michael Marin, Vice Chair, Richard Kusy, Karen Blais, Alternate and Peter Jones, Alternate

**Members Absent:** J. Lawrence Ciccolo and Meghan Roche

**Also Present:** Caleb Moody, Building Commissioner and Dena Daoust, Recording Secretary

Robert Tatro, Chairperson, called the meeting to order at 7:00p.m. The Town cable staff was present, and the meeting was recorded and televised. No other attendee was recording the meeting.

As J. Lawrence Ciccolo and Meghan Roche are both absent, Karen Blais, Alternate and Peter Jones, assumed voting positions. Michael Marin motioned to open the meeting and J. Laurence Ciccolo seconded it. All in favor, 5-0-0.

Michael Marin motioned to open the first hearing, Ms. Blais seconded it. All in favor, 5-0-0.

**7:00pm Applicant: ATS Equipment, Inc., requesting a Variance** under Section 5.4 of the Auburn Zoning Bylaws for a partial demolition of an existing garage and the replacement with a larger garage and to **Amend a Special Permit** under Sections 8.2.3 and 4.3.5.1 of the Zoning Bylaws to extend a non-conforming use and to increase the impervious area on property located at 487 Washington St. Map 57, Parcel 21.  
(Continued from 2-21-19)

Todd Brodeur is present on behalf of the applicant. They have reconfigured the design of the new building. There will no longer be a need for the side set back Variance. The new design puts the garage over the existing parking lot which also means the Special Permit for increasing the impervious area will not be needed. The only Special Permit that is needed with the new design is to extend the non-conforming use. Applicant also agrees to put plantings in the abutter's yard, fix the fence and provide privacy screening.

Mr. Tatro asked if any abutters were present and asked what they thought of these proposed changes. They indicated they were okay with the newly proposed plan.

Mr. Marin motioned to close the public hearing, Richard Kusy seconded this. All in favor.

Mr. Marin motioned to grant the Special Permit with the condition that the building department inspect the accessory apartment to make sure it meets code. Mr. Kusy seconded it. All in favor, 5-0-0. Mr. Brodeur moved to remove the previously filed Variance and Special Permit that are no longer needed. Ms. Blais motioned to grant. Mr. Marin seconded it. All in favor, 5-0-0.

**OTHER BUSINESS:**

**Clerical on Decision:** 476 Leicester Street. Seaboard Solar

Kevin O'Neill of Seaboard Solar is present. The plans submitted to the planning board on 3/14/2018 are the official plans. The Zoning board has plans dated 9/17/2017 and Seaboard Solar would like the correctly dated plans to be noted in the decision.

Mr. Marin motioned to approve. Mr. Kusy seconded it. All in favor, 5-0-0.

A discussion followed about the changes to the plans, which make the project less intrusive on the neighborhood. As that does not harm the original decision that was made, no further information needs to be provided to the Zoning Board and no hearing will be needed to present the changes.

Motion to adjourn by Mr. Marin, seconded by Mr. Kusy. All in favor.

Meeting adjourned at 7:55 pm.

**SIGNATURES for DECISIONS:** 147 Burnett Street, Ross Magnan, 347 Rochdale Street, ZPT Energy Solutions II LLC

**MINUTES APPROVED:** None

Next meeting will be April 18, 2019 at 7 p.m.

Respectfully Submitted: Dena Daoust

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*The Minutes of March 21, 2019 meeting were approved on May 16, 2019.*